

Master Land Use Plan, 2014 – Corporate Mixed-use Zoning Review

Section 4.2.4. Economic Development Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
b. Continued attention to the Advance 9/90 Corporate Center and Technology Park project proposals that provide additional high tech, research and development, and light industrial jobs.	YES	

4.3.5 9/90 Corporate Center and Technology Park Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
a. Provide incentives to continue investment, redevelopment, reclamation, and reuse of the industrial land at the interchange area, while distinguishing the eastern and western nodes located at Exit 12 interchange of the Massachusetts Turnpike with different mixes of commercial and industrial uses.	YES	
b. Preserve the 9/90 Corporate Center and Technology Park for technological, research and development, laboratory, and light industrial uses and related concierge services that support a commercial park.	YES	
c. Encourage technological, research and development, laboratory, and light industrial uses in the area of Exit 12 off Interstate 90.	YES	
d. Encourage technologically advanced building design that incorporates LID standards, green building design, and other energy efficient and carbon-footprint reduction programs.	YES	II.I.11.D., IV.B., and VI.F
e. Incorporate landscape, streetscape, open space, trails, and pathways into the design of large-scale projects and for existing commercial and industrial parks.	YES	II.I.5.D., II.I.6., II.I.7.C.iii., iv., and v., II.I.8.A.iii., IV.B., AND VI.F

4.3.8 Building and Site Design for Private and Public Properties Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
a. Encourage high standards of urban design throughout the Town in site planning, architecture, landscaping, streetscapes, and signage by incorporating these items into the Site Plan Review process.	YES	
d. Encourage artistic elements and art in civic spaces.	YES	II.I.6.c
e. Encourage sustainable and green design standards.	YES	II.I.6. and 11.
f. Integrate stormwater management, stormwater drainage systems and LID.	YES	IV.B and VI.F
h. Incorporate energy efficiency into site design for new construction and redevelopment. Where appropriate, utilize green building design throughout the project by implementing practical and measurable green building design, construction, operations, and maintenance solutions.	YES	II.I.11
i. Incorporate bicycle and pedestrian features on and off-site through Complete Streets regulations.	YES	II.I.5.c., d., and e., II.I.7.c., II.I.8.a., and II.I.11
j. Require a scale and type of development compatible with topography, existing habitat, and water resources.	YES	II.I.11

4.3.11 Permitting and Development Review Process	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
b. Ensure that zoning and other regulations are consistent with the Master Land Use Plan, land use policies, business practices, design standards, and statutory and case law.	YES	
c. Encourage strong public participation in development planning, especially during the writing of regulations, where greater participation will create a feeling of ownership by the community in land use decisions.	YES	Meetings: Landowners, Business owners, Town Departments, SCPZ
j. Award developers with extra building density or building height in exchange for good design, open space, affordable housing, or other community benefits, including developing in the Downtown and using mixed use projects.	YES	

4.11.9 9/90 Corporate Center and Technology Parks

4.11.9.1 Land Use Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
a. Continue to support high technology and light manufacturing uses with zoning and infrastructure improvements.	YES	II.B
b. Encourage high standards for architecture, urban design, landscaping and streetscape.	YES	II.I.3., 5., 6., 11., IV.B., and VI.F
c. Reposition remaining underutilized and underdeveloped land to provide new opportunities for commercial uses.	YES	IV.E.2
4.11.9.2 Access and Parking Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
a. Encourage a reduction in parking by promoting shared parking with adjacent uses.	YES	II.I.3 and IV.B
b. Encourage parking garages to reduce surface parking and increase building development.	YES	II.I.3 and IV.B
c. Facilitate the expansion of local and regional public transportation connections to Framingham MBTA Station and the Logan Express service.	YES	II.B
d. In collaboration with MassDOT, improve access to the Park-and-Ride on the southerly side of Route 9 and promote the development of this site as a structured parking facility and a public transportation node.	PENDING	
e. Explore opportunities presented by adjoining vacant commercial property to improve public parking and public transit.	PENDING	
f. Improve access to Interstate 90.	PENDING	
4.11.9.3 Infrastructure Policies	Does the Proposed CMU Districts By-Law Comply?	Zoning By-Law Reference
a. Provide increased development opportunities in exchange for public improvements.	YES	II.I.5. and 6.

5.1.2.3 Target Areas or Corridors Identified for Rezoning

Ten Target Areas and Corridors within Framingham have been identified by the Town as areas to be rezoned with new district regulations. These areas include:

1. The General Manufacturing District and General Business District for the Golden Triangle (Golden Triangle);
2. The General Business District for the Waverly Street (Route 135) corridor and General Manufacturing District in South Framingham;
3. Downtown Framingham;
4. The 9/90 Corporate Center and Technology Park;
5. Mt Wayte Corridor;
6. Saxonville and Nobscot Corridor;
7. Temple Street Neighborhood;
8. Dennison Triangle Corridor on Bishop/Howard/Clinton Street;
9. The Concord Street Corridor;
10. Framingham Centre District; and
11. Route 9/Worcester Road Corridor.

Below, each Target Area and Corridor has been identified with additional sub-tasks specific for the areas for successful rezoning of these districts. A Smart Growth Plan was developed for the Route 9 Metrowest Corridor, prepared under the auspices of the Sustainable Communities Consortium. This is described separately in section 5.1.2.3.11

5.1.2.3.4 9/90 Corporate Center and Technology Park

The 9/90 Corporate Center and Technology Park area contains some of Framingham's and the region's largest employers and economic base. Potential for further development is likely and can be realized at a higher intensity with new zoning within this area.

The Town should consider rezoning that allows an increase intensity of development for area, bulk, and/or height standards.

This area is envisioned to attract professional office, telecommunication operations, research and development facilities, and high tech manufacturers.

Task items:

- a. Conduct an inventory analysis of all properties within this area of Town; attached
- b. Review the density of the existing land uses, while considering a mixed-use option for a live-work-play type environment;
- c. Create a work plan with the businesses, corporations, and large parcel owners to develop a Technology Park Master Plan, Streetscape Improvement Plan, and update the Technology Park Zoning District; CMU I Master Development Plan
- d. Develop a Ch. 43D Streamline Permitting option with the area to allow for better promotion of parcels and increase permitting efficiency; project is ongoing
- e. Conduct a traffic review analysis of the Technology Park and 9/90 Corporate Center area, in addition to the relationship of the area with Exit 12 of the Mass Turnpike; MAPC studies attached

f. Commence a joint planning effort with the Town of Southborough to identify future long- term infrastructure, traffic and roadway safety efforts, and increase accessibility to the 9/90 Corporate Center and Technology Park; and [Meetings with Southborough](#)

g. Utilize the large tracts of open space for active or passive recreation throughout the area and consider the development of an employee and community recreation area.

Deliverables:

- Produce a traffic master plan for the Technology Park and 9/90 Corporate Center area. Developing strategies to connect the area with the Boston area through vanpooling and public transportation options. In addition to providing direct access onto the Mass Turnpike, if found to be a viable option;
- Sponsor an overlay district in conjunction with the Town of Southborough similar to the Golden Triangle Overlay District near Exit 12. Increase the number of Parcels that are members of the 43D Streamline Permitting program; and
- Produce a master plan for the area to provide for complete streets and a pedestrian friendly campus. Incorporate a mixed-use commercial – residential option if the land use analysis determines there is a market for this type of development within this area. [CMU I Master](#)

[Development Plan](#)